

£359,995

MACAULAY AVENUE, PAULSGROVE, PO6 4NZ



- Three Bedrooms
- Entrance Hallway
- Lounge
- Fitted Kitchen/Dining/Family Room
- Separate Utility Room & Downstairs Cloakroom
- First Floor Bath/Shower Room
- Double Glazed Windows
- Gas Central Heating
- Block Paved Off Street Parking
- Enclosed Rear Garden

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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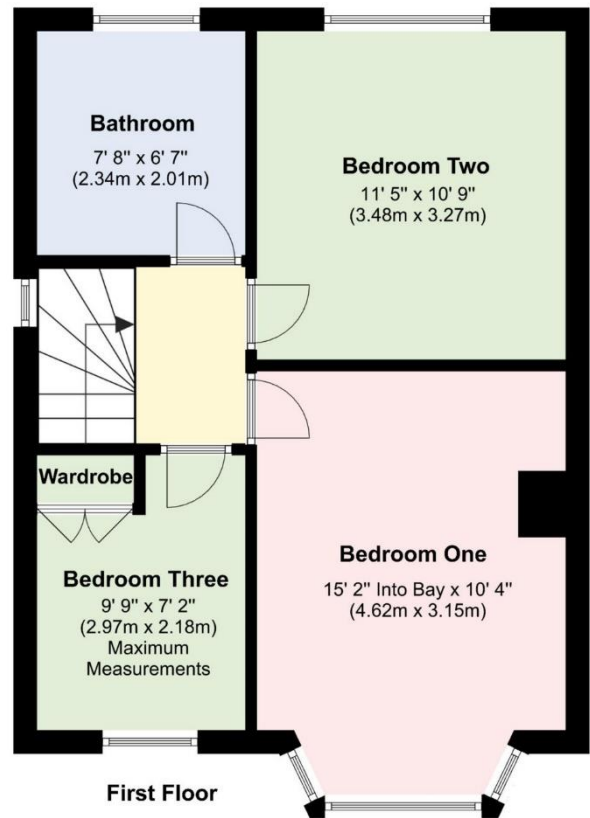
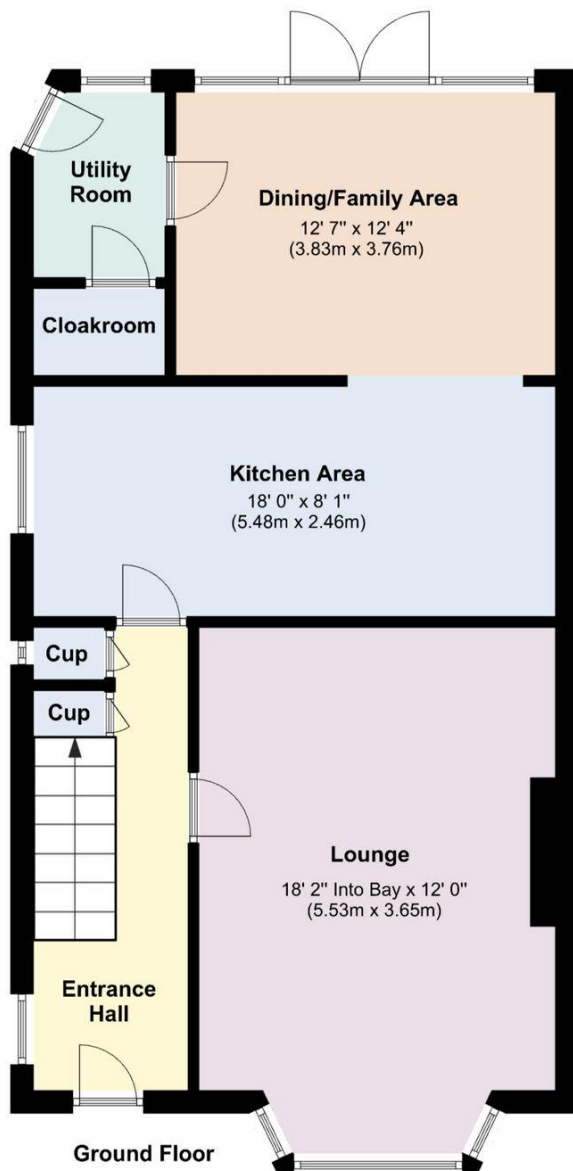
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Property Reference: P2902

Council Tax Band: C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Floor Plans (For illustrative purposes and not drawn exactly to scale)



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The Accommodation Comprises:-

Covered entrance with part double glazed composite front door to:

Entrance Hall:-

UPVC double glazed window to the side elevation, stairs leading to the first floor with under stairs storage cupboard housing the metres and further larder style cupboard, radiator, wood effect laminate flooring, coving the flat ceiling. Glazed doors to:

Lounge:-

18' 2" Into Bay x 12' 0" (5.53m x 3.65m)

UPVC double glazed bay window to the front elevation, radiator, TV aerial point, feature fireplace with marble inset and hearth, wooden surround and gas fire inset, picture rail and flat/curved ceiling.



Open Plan Kitchen/Dining/Family Room:-

Kitchen Area:-

18' 0" x 8' 1" (5.48m x 2.46m)

UPVC double glazed window to the side elevation, the kitchen is fitted with a modern range of base, eye and larder style soft close units incorporating corner carousel section, roll top work surfaces with matching upstands, single bowl single drainer sink unit inset with a mixer tap, built-in eye level electric oven with microwave above, gas hob, integrated dishwasher, built-in under counter fridge and separate freezer, radiator, wood effect laminate flooring. Walkway to:



Dining/Family Area:-

12' 7" x 12' 4" (3.83m x 3.76m)

UPVC double glazed windows and doors overlooking and accessing the garden, two radiators, space for a table and chairs if required, seating area, continuation of wood effect laminate flooring. Internal door to:

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Utility Room:-

8' 7" x 4' 9" (2.61m x 1.45m) Maximum Measurements

UPVC double glazed windows and doors overlooking and accessing the garden, further base and eye level units with roll top work surface, space and plumbing for washing machine below. Door to:



Downstairs Cloakroom:-

Suite comprising wash hand basin, close coupled WC and wall mounted gas central heating boiler.



First Floor Landing:-

Opaque UPVC double glazed window to the side elevation, coving to textured ceiling with access to the loft. Doors to:

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Bedroom One:-

15' 2" Into Bay x 10' 4" (4.62m x 3.15m)

UPVC double glazed bay window to the front elevation, radiator and coving to flat ceiling.



Bedroom Two:-

11' 5" x 10' 9" (3.48m x 3.27m)

UPVC double glazed window to the rear elevation, radiator and coving to textured ceiling.



Bedroom Three:-

9' 9" x 7' 2" (2.97m x 2.18m) Maximum Measurements

UPVC double glazed window to the front elevation, radiator, built-in storage cupboard, picture rail and flat ceiling.



Bath & Shower Room:-

7' 8" x 6' 7" (2.34m x 2.01m)

Opaque UPVC double glazed window to the rear elevation, white suite comprising panelled bath with mixer tap and shower attachment, close coupled WC, pedestal wash hand basin, separate shower cubicle with Mira mains shower, tiled walls, heated towel rail and coving to flat ceiling.



Outside:-

To the front of the property there is block paved off street parking available.

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Rear Garden:-

Side access and a secure wooden gate leads to the enclosed rear garden with patio area for entertaining purposes and pergola to remain, water tap and outside power socket, Astro turf lawn section with established shrub borders and shed to remain.



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